

**METES AND BOUNDS DESCRIPTION
OF A
5.524 ACRE TRACT
S.F. AUSTIN LEAGUE, A-9
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 5.4 ACRE TRACT AS DESCRIBED BY A DEED TO GLENN NEWTON RECORDED IN VOLUME 4683, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF NEW YORK STREET (40' R.O.W.) MARKING THE EAST CORNER OF SAID 5.4 ACRE TRACT AND THE SOUTH CORNER OF LOT 1, BLOCK 7, McCULLOCH ADDITION, NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 120, PAGE 602 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 17' 52" W ALONG THE NORTHWEST LINE OF NEW YORK STREET FOR A DISTANCE OF 486.31 FEET TO A COTTON SPINDLE IN ASPHALT ON THE NORTHEAST LINE OF W. 18TH STREET (25' R.O.W.) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 57' 06" W ALONG THE NORTHEAST LINE OF W. 18TH STREET FOR A DISTANCE OF 347.36 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF J. P. PALASOTA'S ADDITION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 555 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF A CALLED 12.235 ACRE TRACT AS DESCRIBED BY A DEED TO TWIN CITY MISSION, INC. RECORDED IN VOLUME 909, PAGE 409 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 5.4 ACRE TRACT AND SAID 12.235 ACRE TRACT FOR THE FOLLOWING CALLS:

N 08° 28' 37" E FOR A DISTANCE OF 315.62 FEET TO AN ANGLE POINT IN SAID LINE AT AN EXISTING POST OAK TREE;

N 19° 22' 58" E FOR A DISTANCE OF 242.43 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE WEST CORNER OF A CALLED 7.8 ACRE TRACT AS DESCRIBED BY A DEED TO ROBERT J. TERRY AND WIFE, MERCEDES G. TERRY, RECORDED IN VOLUME 266, PAGE 318 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 28' 59" E ALONG THE COMMON LINE OF SAID 5.4 ACRE TRACT, SAID 7.8 ACRE TRACT AND SAID McCULLOCH ADDITION NO. 3 FOR A DISTANCE OF 808.92 FEET TO THE POINT OF BEGINNING CONTAINING 5.524 ACRES OF LAND, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE #	LENGTH	DIRECTION
L1	22.50'	S 41° 02' 54" W
L2	35.28'	S 86° 10' 23" W
L3	73.65'	N 45° 12' 23" W
L4	27.28'	N 40° 29' 31" W
L5	57.84'	N 40° 13' 37" W
L6	32.93'	N 56° 03' 20" W
L7	63.09'	N 75° 46' 17" W
L8	209.33'	N 64° 42' 09" W
L9	45.11'	S 25° 17' 51" W
L10	9.66'	N 25° 17' 51" E
L11	232.01'	N 64° 42' 09" W
L12	42.94'	S 57° 10' 38" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Glenn E. Newton, owner of the 5.524 acre tract shown on this plat, being part of S.F. Austin League, A-9 as conveyed in the Deeds Records of Brazos County in Volume 4683, Page 98, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever oil streets, alleys, ports, watercourses, drains, easements and public places hereon shown for the purposes identified.

Glenn E. Newton
Glenn E. Newton

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Glenn E. Newton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 15th day of November, 2017.

Laura Baker
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobb Gutzman*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 15th day of November, 2017, and same was duly approved on the 20th day of November, 2017, by said Commission.

Bobb Gutzman
Chair, Planning and Zoning Commission
Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/21/2018 8:59:33 AM
In the PLAT Records



Doc Number: 2018-1329782
Volume-Page: 14680-66
Number of Pages: 1
Amount: 73.00
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By: MO

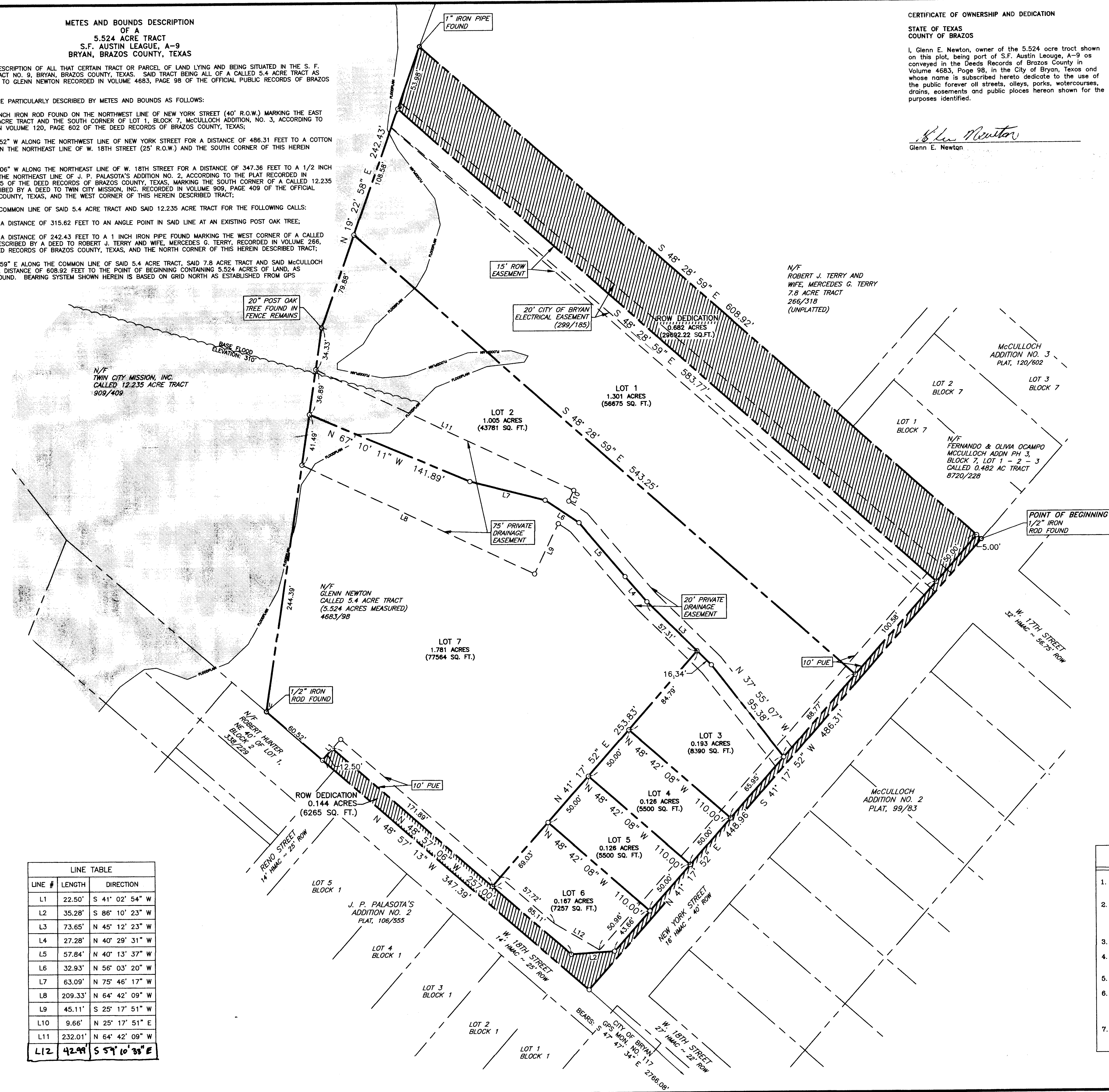
Karen McGeehan
County Clerk
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brod Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brod Kerr, R.P.L.S. No. 4502



APPROVAL OF THE CITY PLANNER

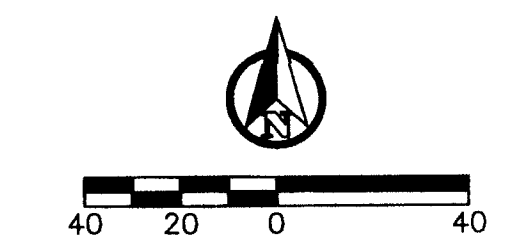
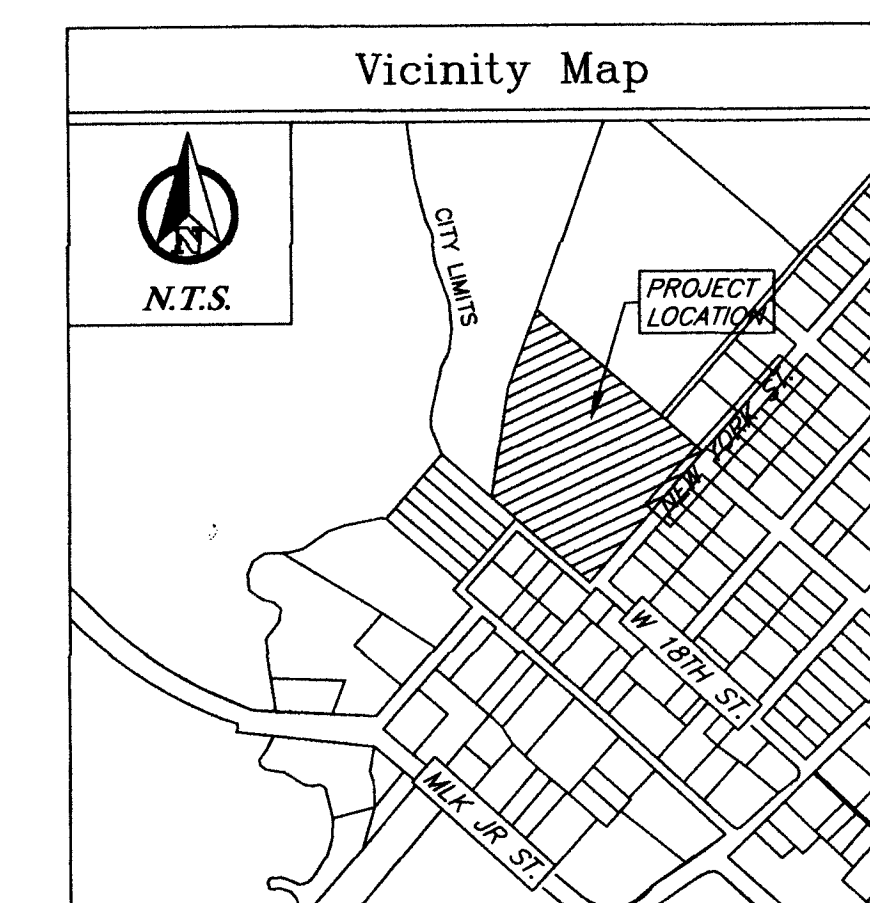
I, *Madia Zimmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of November, 2017.

Madia Zimmerman
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W Paul Kasper*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of November, 2017.

W Paul Kasper
City Engineer
Bryan, Texas



General Notes:

- Coordinates and bearing system shown hereon are NAD83 (Texas state plane central zone grid North) as established by GPS observation.
- A portion of this tract does lie within a designated flood plain area according to the F.I.R.M. maps, community panel no. 4804100185E, as revised to reflect letter of map revision (case no. 12-06-1920P) effective date May 9, 2014.
- Property is currently zoned Residential District 5000 (RD-5).
- Building setback lines shall be in accordance with City of Bryan ordinance for the zoning district in which they lay.
- 1/2 inch iron rod set at all corners unless otherwise noted.
- The private drainage easement shown hereon is to be maintained by the property owners of lots 1-7 of the Newton Addition Subdivision. There shall be no fences, structures, or other improvements within the drainage easement area that would impede the natural flow of drainage.
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances, multiply by a combined scale factor of 1.0001025847445 (calculated using geoid 12A).

FINAL PLAT

**Newton Addition
Block 1, Lots 1-7
~5.524 AC**

S.F. Austin League, A-9
Bryan, Brazos County, Texas

November 2017

Owner:
Glenn E. Newton
1505 Clark St.
Bryan, TX 77808
979-571-4816

Engineer:
W Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195